

NEIGHBORHOOD NEWS

Southern Gables Neighborhood Association

Serving Southern Gables and Valley View

Fall 2014

www.southerngableshoa.com

HELLO SOUTHERN GABLES HOMEOWNERS

Doug Whitten, President

The Southern Gables community is experiencing vibrant change and growth. We are seeing an increase of younger families concerned about their quality of life. Many of the long term residents continue to improve their homes and are focused on maintaining a high-quality neighborhood. The City of Lakewood is a great place to live and we continue to see homes for sale being sold in a very short time, thus increasing the desire for homebuyers to live in our area. Southern Gables is a desirable area to live. Judy, my wife and I have lived in this area for over 35 years have seen many positive improvements.

However, too often, we do not have an opportunity to hear from our neighbors. If we, as a Board for the Southern Gables area, want to serve the neighbors, we must continue to have an open dialogue of direction, concerns and suggestions for improvement. If any homeowner in the Southern Gables area has comments contact me at whittend@comcast.net, or call me at 303-986-7157. My address is 8184 West Iliff Lane, Lakewood, Co 80227.

Some of the areas of added emphasis we could embark on would be (1) Increase more support and activities with Green Gables Elementary School. (2) Expand more community work projects such as the sign at W. Jewell and So. Estes, (3) Expand the cooperation and develop community programs between our neighborhood and the West Metro Fire District and the Lakewood Police Department, (4) Increase total community participation through picnics, small neighborhood meeting and community organized activities, (5) Continue our cooperation and collaboration with the Southern Gables Sustainable Neighborhood Group to bring excellent and meaningful community based activities to our neighbors.

Let's all continue to make Southern Gables the finest neighborhood in Lakewood.

GREEN GABLES COUNTRY CLUB DEVELOPMENT

Gayle Gunderson, Southern Gables Board member, is communicating regularly with the Jefferson County Building Department concerning the progress of the development of the old Green Gables Country Club. A County planning staff member indicated to Gayle..."the applicant is currently working with us on Filing 1 recordation. The applicant is also currently addressing our comments related to Filing 2 and 3, which have not been scheduled. Applicant is allowed to clean/remove vegetation but not grading activities at this time..."Noticeable tree removing activity on the property continues.

FRIENDLY REMINDERS

- **Free Community Leaf Drop-off. Saturday November 1, 2014 from 8:00 A.M. to 2:00 P.M. At Green Gables Elementary School**
- Vote and Vote early
- Check Sprinkler Systems for leaks
- Guard your pets, there are still coyotes round and pick up after your dogs when walking them.
- **Neighborhood Luncheon-First Thursday of the month**
- Next Annual Board Meeting, May 12, 2015

NEXTDOOR FOR SG

Join Nextdoor, a private online network for the Southern Gables Neighborhood. Nextdoor was created in November of 2012 to share community events, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. Nextdoor helps welcome new neighbors and helps us get to know each other better. Currently there are 235 active members out of a potential 880. Simply go to:
SouthernGables.Nextdoor.com

OPEN BOARD SEATS

The Southern Gables Neighborhood Association (SGNA) board needs you! SGNA monitors the Green Gables Development across Wadsworth and our Sustainable Neighborhood group is recognized by the city as strong and active. We are not an HOA and neither create nor enforce covenants. Please consider joining the board as an Area or At Large representative; the commitment is minimal, meetings are informal and enjoyable. Contact: Doug Whitten with questions and to volunteer.
whittend@comcast.net

SUSTAINABLE SIGN

Our neighborhood is part of an award winning Sustainable Neighborhood program through the City of Lakewood. Last year we earned our certification as an Outstanding Sustainable Neighborhood and to mark the accomplishment, we will be getting 2 signs in our neighborhood. Check Nextdoor regularly for updates.

SURVEY RESULTS

The Southern Gables Homeowner Association is not a typical HOA. We do not have enforcement authority regarding existing covenants and our membership dues are voluntary. A survey included in last spring's newsletter asked if homeowners approved changing the name and resulted in 79% approving the name change to *Southern Gables Neighborhood Association*. 13% indicated it didn't matter and 9% did not want the change. Therefore, SGHA is intact and using the existing by-laws. A straw vote at the Spring Annual Meeting approved the operational change as well.

WATER CHARGES

Many Southern Gables Homeowners have recently expressed concern in regards to their increased water bills from Bancroft-Clover water, though we have experienced a wetter summer than in years past. Mary Vodneck, A southern Gables resident, has agreed to chair a committee to explore possible resolutions with Denver Water Board, Bancroft-Clover and others. Please contact Doug Whitten (whittend@comcast.net) if interested in serving on this committee.

Recently, a Southern Gables resident did check into the increase and found they had been overcharged \$80.00.

THANK YOU MARLYS

A torch has passed from Marlys Duran to Jorrie Muniz as editor of the newsletter. Thank you, Marlys, for your many years of faithful service!

SGNA BOARD CONTACTS

President: Doug Whitten
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Vice-President: Dana Gutwein
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Secretary: Gayle Gunderson
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Treasurer: Marlys Duran
303-985-7019
Mjduran1@live.com

Area 1: VACANT
Between Estes St., Garrison St., Woodard Ave., Jewell Ave.

Area 2: VACANT
Between the ditch, Jewell Ave., Carr St., and Woodard Dr.

Area 3: Erwin Bunzli
303-985-9083
ebunzli@q.com
Between Evans Pl., Carr St., Woodard Dr. and Allison St.

Area 4: Kathy Stapleton
303-985-2155
Kathstap@comcast.net
East of Allison, W. of Wads. Blvd.

Area 5: Doug Whitten, Pres.
[Valley View N. of Morrison Rd., E. of Garrison, S. of Iliff Ln.](http://ValleyViewN.ofMorrisonRd.,E.ofGarrison,S.ofIliffLn)

Area 6: David Szczesny
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Area 7: Dana Gutwein, VP
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